

Document # 4699

12/19/85

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL I-2
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Taylor Properties has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel I-2 in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Taylor Properties be and hereby is tentatively designated as Redeveloper of Disposition Parcel I-2 in the Washington Park Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.

- (d) Evidence of satisfactory compliance with the design and financial terms and conditions for tentative designation referenced as Exhibit A.

2. That disposal of Parcel I-2 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Terms and Condition for Tentative Developer Designation
of Urban Renewal Parcel I-2 (Fountain Hill Square)

I. Design

1. Use - The development shall be residential townhouses & condominiums. In the townhouses the lower level may be designed and built as a separate unit.
2. Parking - The site plan of 12/10/85 shall be revised to accommodate a ratio of one (1) parking space per dwelling unit to address design concerns. The total number of units proposed shall be revised as required to accommodate this ratio. All parking shall be off-street and to the rear of units. Garages under units and accessed from the rear are encouraged.
3. Environmental Notification Form (ENF) - An ENF shall be filed with the Authority and other agencies as required.
4. Open Space - A public open space, (playground) of not less than 15,000 square feet shall be provided with agreement for private maintenance for a period of time to be negotiated.
5. Massing/Siting - Townhouses shall be oriented consistent with the development proposal maintaining 20' set back from right of way. Units shall have a maximum height of 40' to the peak. Dormers, baywindows and recessed entries shall be incorporated consistent with development proposals.
6. Materials - All facades of the townhouses shall be brick, as proposed.
7. Landscaping - The developer shall be responsible for all landscaping amenities beyond the public right of way including walks, sod, shrubbery trees and parking areas.
8. Construction Phasing - The Authority requires that the total construction be completed in a maximum of two phases with the development completed by September, 1987. Each phase shall contain a mix of units by size, price, and ownership/rental opportunities. This timeable assumes that BRA commitments in II 2 are completed in a timely fashion.
9. Design Review Process - The Authority requires submission of design drawings for review and approval at three phases in the design review process in accordance with submission requirements normally followed by the architectural profession and the Authority.

- WASHINGTON
PARCEL 57
- a. Schematic Design Drawings
 - b. Design Development Drawings and Outline Specifications;
and
 - c. Working drawings and final specifications

This design reviewing process will include Authority review and approval of all exterior materials and all materials located in interior space accessible to the public and shall include review and approval to all changes from the approved drawings that may occur during the construction period.

II. Financial Conditions

1. Mix The units shall be designed to provide for a mix of one, two and three bedroom units; and both home ownership and rental opportunities.
2. Public Cost The Authority and the City will complete public improvements utilizing bond issue recently approved by the Boston City Council. This will include roads, underground utility, curbs and gutters along the existing rights of way and new roads. It is the developer's responsibility to provide all other site improvements for the units.
3. Affordability - The developer will provide a minimum of 35% of all units to low and moderate income families. (Defined as: low income equals 50% of SMSA median; moderate 80% of SMSA median). The developer agrees to work with the BRA and the PRC to increase that number to 50%. If additional resources/assistance is needed the BRA agrees to work with the developer to reach this goal.

WASHINGTON PARK RENEWAL AREA

PARCEL 1-2 LOCATION MAP



FOUNTAIN HILL SQUARE PARCEL I-2

PROJECT REVIEW COMMITTEE MEMBERS

1. Mari Adams
2. Alan Dobson
3. Elisa Hill
4. Amos Jones
5. Samuel P. Perry Jr.
6. Priscilla Robinson
7. Betty Toney
8. Rev. Bruce Wall
9. Franklin Young

ALTERNATES

1. Elisa Hill
(Bill Hill & Karen Jones)
2. Samuel P. Perry Jr.
(Harry L. Anthony)
3. Priscilla Robinson
(Michael Robinson)
4. Rev. Bruce Wall
(Robert L. Thompson)
5. Franklin Young
(Pearl King Young)

M E M O R A N D U M

TO: Stephen Coyle, Executive Director,
Boston Redevelopment Authority and
the Roxbury Planning Advisory Committee (PAC)

FROM: The Project Review Committee (PRC) for
Parcel I-2, the Fountain Hill Square
Development.

Let for the Project Review Committee

RE: Recommendation for the Fountain Hill Square
Development.

DATE: November 8, 1985.

The Project Review Committee for Parcel I-2, the Fountain Hill Square Development, has completed its review of the eight development proposals submitted. The PRC recommends that Taylor Properties be designated the developer for the project. The PRC believes that the proposal submitted by Taylor Properties offers the best solution for affordable housing on this site, given the needs articulated by the community.

This recommendation is based on the following review procedure:

I. The eight developers made detailed individual presentations to the PRC. Each was questioned by the committee not only on details of the project but also on such topics as the developer's experience on similar projects of this size and difficulty; ability to finance the project; and minority business participants already committed. The quality and professionalism of the team was also assessed at these presentations.

II. Each proposal was assigned to a member of the committee who reviewed it and prepared a written summary for the final review.

III. Each proposal was then reviewed by the committee and rated from 1-10 (1=poor; 10=excellent) in the following areas:

- A. Quality of Construction.
- B. Housing Mix.
- C. Amenities.
- D. Design Context.
- E. Affordability.
- F. Minority Business Participation.
- G. Developer Financing.
- H. Experience

The individual raw scores in each category were then multiplied by a percentage factor which reflected the relative degree of importance of each area as previously determined by the committee. Individual scores of the committee members were then totalled and the final score for each proposal was derived by averaging the individual totals.

The results of the final review were as follows:

Cruz Construction	35.43
Taylor Properties	35.05
The Summit Group	29.14
The Alpine Group	27.31
P&H Realty	27.26
Regent Estates	21.77
Myer Shapiro	17.39
Warren Gardens	15.42

Seven of the ten active members of the PRC participated in the final review. Copies of the worksheets are on file.

The difference in scores between Cruz Construction and Taylor Properties is statistically insignificant. Our recommendation is based on a reevaluation of the two proposals in three important areas:

1. Experience.
2. Quality of Construction.
3. Community Accountability.

The committee concluded that the Taylor Properties proposal met these criteria better than the Cruz Construction proposal, especially in the area of quality of construction (i.e. project design). The committee preferred the fee simple homes of the Taylor proposal to the condominium complex offered by Cruz Construction.

In summary, the PRC, having conducted a complete review of each of the proposals submitted, recommends that Taylor Properties be tentatively designated as the developer for the Fountain Hill Square Development. We suggest to the BRA that the Taylor Properties proposal would be further enhanced if Taylor would use Cruz Construction as general contractor. Parcel I-2 is a very difficult site and Cruz is the only contractor with the requisite experience at this location, given his development of the Taurus at Fountain Hill Apartments. By using Cruz Construction, Taylor Properties would maximize community accountability. We are confident that our recommendation will be accepted.

Project Summary

Individual Unit Sale

1 Single House Sale

Possible Finance Source	Type	Income Group Availability	No. of Houses	No. and Type Units	Gross Sq. Ft.	Sales Price	Combined Sales Price	Annual Income Required	Month Payment (2)	Monthly R. Rent (3)	Annual Income Required
HHR Conventional	Condo	Low Income	5	5-3BR 5-2BR	1,460 800	46,866 40,460	87,346	12,700 17,000	509 441		
HHR/Conventional	Condo	Moderate Income	10	10-3BR 10-2BR	1,460 800	72,828 64,736	137,564	30,600 27,200	786 700		
Conventional	2 Family or Condo (1) (4)	Market	26	26-3BR 26-1BR	1,460 740	70,000 49,000	119,000	33,677 23,106	844 597	936 455	36,234
Conventional	2 Family or Condo (1) (4)	Market	27	27-3BR 27-2BR	1,460 800	74,361 64,039	139,000	34,938 29,960	903 774	1094 533	42,333

1. Developer's Choice Depending on Demand.

2. PBI, Tax, Haz., Ins., Mtg. Ins., and Cond. Fee.

3. For = Fair Market

4. Rental Units: 26-1BR; 27-2BR

Total Gross Square Footage

Gross SF/Unit	No/Unit	Total Gross SF
3 BR - 1,460	x 68	= 99,280
2 BR - 800	x 42	= 33,600
1 BR - 740	x 26	= 19,240
		= 152,120

Total Net Square Footage

Net SF/Unit	No. of Units	Total Net SF
3 BR - 1,357	x 68	= 92,276
2 BR - 707	x 42	= 29,694
1 BR - 672	x 26	= 17,602
		= 139,572

Attachment D



THE COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS HOUSING FINANCE AGENCY

50 MILK STREET

BOSTON, MASSACHUSETTS 02109 • (617) 451-3480

MARVIN M. SIFLINGER
Executive Director

December 12, 1985

Muhammad Ali-Salaam
Senior Planner
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Muhammad:

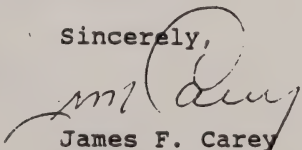
I appreciated talking with you yesterday regarding the I2 Development in the Dudley Station area. Over the past years MHFA's Single Family Programs has made a significant contribution for both Rehabilitation and New Construction Programs within the City of Boston. As we discussed, the programs in the City of Boston are no longer limited to first-time homebuyers. We received a waiver from the Department of Housing and Urban Development to our first-time homebuyer restriction in late 1984.

I hope broadening of the program in this manner will be of assistance to your efforts. The Agency anticipates a bond issue in spring and fall of 1986. It is our anticipation that both bond issues will include a set aside of funds for New Construction efforts. The Agency's selection criteria for funding gives a significant priority for the proposals submitted in conjunction with public agencies such as the BRA.

Based upon our discussions, the I2 proposal appears to meet the Agency's criteria for a publicly sponsored development. There is an excellent possibility for an Agency set aside for this effort. Obviously we cannot make a firm commitment until such time as we have received and reviewed the proposal from the developer and a participating lender.

We look forward to the submission of your proposal.

Sincerely,



James F. Carey
Deputy Director

CC: Marvin Siflinger

Attachment F

July 25, 1985

Mr. Richard L. Taylor
Mr. Michael J. Washington
62 Harold Street
Roxbury, MA 02119

Re: Fountain Hill Square Development
Project Proposal
136 Townhouse and Rental Units

Gentlemen:

Thank you for your proposal regarding the above-captioned project.

Based upon a preliminary review, we would like to express our strong interest in assisting you with your financing requirements for this development.

We look forward to receiving your completed package for a more detailed review of the proposed project in the near future.

Very truly yours,



Alan Arabian
Assistant Vice President

AA:bh

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Taylor Properties, Inc
 b. Address and ZIP Code of Redeveloper: 225 FRANKLIN ST. Suite 1150
BOSTON, MA. 02110
 c. IRS Number of Redeveloper: 04-2853567
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
 (Name of Local Public Agency)

is WASHINGTON PARK Urban Renewal Site
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston (Roxbury), State of Massachusetts
 is described as follows²

Fountain Hill Project
in and around Circuit, Regent and Alpine streets

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☒ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

February 1985

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

February, 1985

RICHARD L. TAYLOR President TREASURER
DENNIS R. TONKSE, ESQ. CLERK

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock. *RICHARD L. TAYLOR*
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body. *N/A*
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. *N/A*
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. *N/A*
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

RICHARD L. TAYLOR

62 HAROLD ST.

ROXBURY, MA 02119

PRESIDENT and TREASURER

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

(same as above)

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

RICHARD L. TAYLOR (as above)

DENNIS R. TONASE, ESQ. Fitch, Miller & TONASE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

189 STATE ST

BOSTON, MA

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Mr. Taylor has constructed 7 two family townhouses on Front Ave in Rahway (1981). Mr. Taylor is also a General Partner in a 90 unit senior citizen building in New Bedford.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

OLYMPIA TOWER (90 unit senior citizen building) in New Bedford

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

Taylor Properties, Inc will operate as the general contractor of record.

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ ten thousand.

General description of such work:

- new construction
- townhouse renovation

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
19 Kenilworth St.	Rahway	\$ 10,000	Dec. 1, 1983
115 TOWNSEND ST	Rahway	20,000	April 1, 1986

NA

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

We have excellent experience at hiring subcontractors to construct our projects

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated any other public official of the locality, who exercises any functions or responsibilities in the review approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows.

CERTIFICATION

I (We) Taylor Properties, Inc.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: November 15, 1965

Richard S. Taylor

Signature

President and Treasurer

Title

Dated: _____

Signature

Title

Address and ZIP Code

Address and ZIP Code

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do not transmit to HUD unless requested or Item 8b is answered "Yes.")

1. a. Name of Redeveloper: Taylor Properties, Inc.
 b. Address and ZIP Code of Redeveloper: 225 Franklin St. Suite 1150
Boston, MA. 02110
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

is Fountain Hill
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston (Parkway), State of Massachusetts
 is described as follows:

Fountain Hill Project

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

NA

4. a. The financial condition of the Redeveloper, as of October 31, 1981, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Morris S. Morris
381 Elliot Street Newton, MA 02459

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land

Funds to come from the developer equity and
Newbold Bank. Project will be phased

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed und

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Boston Bank of Commerce
110 Tremont Street
Boston, MA

AMOUNT

\$ 50,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

NA

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

Boston Bank of Commerce

Boston First City Savings Bank

Montreal Trust Co.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

NA

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

NA

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

(same as stated in #9 and 10 in Part I)

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$100,000 x 6
b. Cost per dwelling unit of any residential redevelopment. \$100,000 / unit
c. Total cost of any residential rehabilitation. \$60,000 x 15
d. Cost per dwelling unit of any residential rehabilitation. \$60,000 / unit

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
Fountain Hill Project	N/A	\$118,000 - 120,000 ADJUSTED Price \$95,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A (no rentals)

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

refrigerators, o/w's, and hook-ups for washing machines

CERTIFICATION

I (We) Taylor Properties, Inc.

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: November 18, 1985

Richard D. Taylor
Signature

Title

Address and ZIP Code

Dated: _____

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

H299

MEMORANDUM

DECEMBER 19, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR OF
COMMUNITY PLANNING & DEVELOPMENT
MUHAMMAD ALI-SALAAM, SENIOR PLANNER

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA, PROJECT
NO. MASS. R-24. PERMISSION TO TENTATIVELY DESIGNATE
TAYLOR PROPERTIES AS REDEVELOPER OF PARCEL I-2.

Disposition Parcel I-2, in the Washington Park Urban Renewal Area is bordered by Circuit, Fountain, Regent and Alpine Streets and various privately-owned parcels. This Parcel is owned by the Authority and consists of approximately 208,177 square feet of vacant land located in a residential area of Roxbury (see Attachment A - map).

Since the primary use of the site as called for under the Washington Park Urban Renewal Plan was no longer necessary, the Authority decided to invoke the secondary use as called for under the Plan. This decision reflected a change in the desired use from a school site to a housing site.

On May 21, 1985, the Authority approved a request to solicit proposals for the creation of "new housing development" on Disposition Parcel I-2. As a result of this solicitation, eight proposals were reviewed by the Authority.

In order to evaluate these proposals, the Authority agreed to expand its normal internal review process and allow for the community review of each proposal by a group of abutters to Parcel I-2. This group of abutters became known as the Fountain Hill Square Project Review Committee (see Attachment B).

The review process undertaken by the Fountain Hill Square Project Review Committee is consistent with the spirit and the principles of a comprehensive community participation process being negotiated by the Mayor, the Director and a coalition of community groups known as the Roxbury Interim Planning Advisory Committee. The aim of these negotiations is to provide a more functional framework for community input in decisions affecting land disposition procedures for Authority and City-owned parcels located in urban renewal and other areas of Roxbury. These negotiations started January, 1985 and are ongoing.

Within the parameters of the above mentioned community participation process, the Fountain Hill Square Project Review Committee recommended to the Authority on November 7, 1985 that the Taylor Properties, Cruz Development Company and Summit Group represented the best three of the eight proposals under consideration; and further, that Taylor Properties be the preferred re-developer for Disposition Parcel I-2. (See Attachment C).

After reviewing all of the solicitations received by the Authority for Parcel I-2, the Authority staff have concluded that the Taylor Properties proposal comes closest to satisfying all of the competition criteria and conditions for selection.

The Development Team for this project is made up exclusively from local real estate development professionals. Taylor Properties' experience includes the development of the Fort Avenue Townhouses (7 units) in Roxbury and Olympia Towers (a 90 unit development) in New Bedford.

The preliminary Taylor Properties proposal calls for the construction of 68 brick townhouses (136 units) with a combination of 1, 2 or 3 bedroom units designed to accommodate 720 sq. ft., 800 sq. ft. or 1440 sq. ft. of living space respectively. (See Attachment D for details on affordability). The developer will provide a minimum of 35% of all units to low and moderate income families, and further agrees to work with the Authority to increase that number to 50%.

In order to write-down the cost of each unit, low interest rate mortgage financing is being negotiated in conjunction with the MHFA-New Construction Program. Construction financing for the entire project will be arranged through conventional sources and permanent financing will be available through a combination of MHFA and conventional sources. (See Attachment E & F).

It is therefore recommended that Taylor Properties be designated tentative re-developer for Disposition Parcel I-2.

An appropriate resolution is attached.

